



71 Mary Elmslie Court,
Aberdeen, AB24 5BS

Offers over **£130,000**

**ledingham
chalmers**
estate agency



Lounge



Dining kitchen

Immaculate first floor two bedroom flat with exclusive parking

- City centre location with easy travel routes
- Two double bedrooms with storage space
- Walk in condition with fresh decor
- Quality dining kitchen
- Exclusive gated parking
- Gas central heating and double glazing



Dining kitchen



Two beds.



One bathroom.



One public room.

Enjoying a central yet quiet location, this stylishly presented two double bedroomed first floor executive apartment forms part of the ever popular Mary Elmslie Court and enjoys secure exclusive parking.

Truly ready to move to move into with the minimum of inconvenience, the property enjoys fresh neutral décor with co-ordinating floor coverings and is located to the rear of the development with a fantastic outlook to the front over the central terrace of trees.

The well maintained communal areas are protected by a security entry system and maintained under a factoring contract.

Upon entering the property you are greeted by the bright and airy hallway which gives access to all of the accommodation and a built-in cupboard.

The master bedroom benefits from fresh decor and there is a further double bedroom and both bedrooms benefits from built-in wardrobes.

The stylish lounge is peacefully located to the rear of the building, with enviable leafy views over the communal grounds. The room is of great proportions and would suit a variety of furniture layouts as desired. Crisp white walls and wood effect flooring creates a crisp modern look.

Accessed from the lounge, the immaculate dining kitchen boasts a range of white shaker style wall and base units with modern light grey work surface. The room is large enough for a dining table and chairs, with all of the integrated appliances being included as part of the sale.



Bedroom one



Bedroom two



Bathroom



Communal hallway

The master bedroom, is a tranquil haven, decorated in white tones with feature wall in a modern light green. The room is a superb size with ample space for multiple items of bedroom furniture and benefits further from a built-in wardrobe with three mirrored doors.

The second bedroom is also a good sized double and boasts the same front facing aspect with built-in wardrobe with three mirrored doors.

The centrally set bathroom with shower handset over bath, wc, white vanity unit with inset sink and modern decor completes the accommodation of this appealing property.

Outside, the grounds and parking are protected by a secure barrier system and a locked security gate to the rear. There are multiple areas of lawn, mature flower beds and thoughtfully placed trees. There is also a communal bike shed which the property has use of.

Early viewing is genuinely recommended to appreciate the location and quality interior. The discerning buyer will not be disappointed.

Accommodation

Lounge	13'9" x 13'1"	4.19m x 3.99m
Kitchen	10'11" x 8'10"	3.33m x 2.69m
Bathroom	7'8" x 5'11"	2.34m x 1.8m
Bedroom one	9'4" x 9'9"	2.85m x 2.97m
Bedroom two	14'1" x 8'3"	4.29m x 2.52m



Communal grounds



Communal grounds

Floorplan

71 Mary Elmslie Court



Directions

Travelling east along Union Street continue onto King Street. Proceed a good distance along King Street and Mary Elmslie Court is situated on the right hand side.

Location

Mary Elmslie Court is situated off King Street, an excellent area for all city centre amenities. Within walking distance is Aberdeen Beach with its extensive range of recreational and leisure facilities. The area is catered for by good public transport facilities making many parts of Aberdeen city easily accessible from this property.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.